

046.B

0001

0001.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
504,400 / 504,400  
504,400 / 504,400  
504,400 / 504,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		LEWIS AVE, ARLINGTON

## OWNERSHIP

Owner 1:	GO DARBON & CHRISTINA A	Unit #:	1
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Owner 2:	
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Owner 3:	
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Street 1:	40 LEWIS AVE
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	Y
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Postal:	02474	Type:	
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## PREVIOUS OWNER

Owner 1:	CHUNG CHRISTINA A -
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Owner 2:	-
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Street 1:	40 LEWIS AVE
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Twn/City:	ARLINGTON
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St/Prov:	MAY	Cntry:	
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Postal:	02474
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## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 1250 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

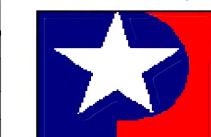
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7035																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	504,400			504,400		146238
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18



## USER DEFINED

Prior Id # 1:	146238
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	19:03:31
LAST REV	
Date	Time
07/12/18	17:05:46
danam	
3938	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHUNG CHRISTINA	61875-335		5/28/2013	Convenience		1	No		
CHUNG CHRISTINA	50940-573		3/26/2008	Family		1	No		
UMANOFF KOMAN A	50497-32		12/20/2007		385,000	No	No		
KOMAN ALETA G-	47966-489		8/10/2006	Family		1	No		
	24432-486		4/6/1994			1	No		A

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2001	279	Re-Roof	4,500	C				

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			BK; 16838 PG; 280, Building Number 1.															
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 2 - Clapboard				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid				Desc: Line 1	# Units: 1										
Color: BEIGE				A Kits:	Rating:																		
View / Desir: N - NONE				Frl:	Rating:																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C - Average				CONDO INFORMATION				RES BREAKDOWN															
Year Blt: 1900	Eff Yr Blt:			Location:				Exterior:				No Unit	RMS	BRS	FL								
Alt LUC:	Alt %:			Total Units:								1	6	3	0								
Jurisdct:	Fact: .			Floor: 1 - 1st Floor				Interior:															
Const Mod:				% Own: 50.000000000				Additions:															
Lump Sum Adj:				Name: 77 - 7035				Kitchen:															
INTERIOR INFORMATION				DEPRECIATION				Baths:															
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Plumbing:															
Prim Int Wall: 2 - Plaster				Functional:				Electric:															
Sec Int Wall:		%		Economic:				Heating:															
Partition: T - Typical				Special:				General:															
Prim Floors: 3 - Hardwood				Override:				Totals				1	6	3									
Sec Floors:		%		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Bsmnt Flr:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Subfloor:				Size Adj.: 1.35000002									GLA	Gross Liv Ar	1,250	402.230	502,791						
Bsmnt Gar:				Const Adj.: 1.00999999																			
Electric: 3 - Typical				Adj \$ / SQ: 402.232																			
Insulation: 2 - Typical				Other Features: 60500																			
Int vs Ext: S				Grade Factor: 1.00																			
Heat Fuel: 1 - Oil				NBHD Inf: 1.10000002																			
Heat Type: 3 - Forced H/W				NBHD Mod:																			
# Heat Sys: 1				LUC Factor: 1.00																			
% Heated: 100		% AC:		Adj Total: 619620																			
Solar HW: NO	Central Vac: NO			Depreciation: 115249																			
% Com Wall	% Sprinkled:			Depreciated Total: 504370																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 046.B-0001-0001.0												IMAGE				AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:					Total Special Features:								Total:									